

27TH STREET LOFTS IN BIG REALTY TRADE

St. John's Park Co. Sells Its Building, Recently Leased to Tobacco Co.

WEST END APARTMENT

site at 78th St. Purchased by Builders—Activity in Other Sections.

James H. Crumshank and William D. Karpinski, his partner in the St. John's Park Realty Company, are reported to have sold the eight story building at 237 West Twenty-seventh street, which was leased last week to the American Tobacco Company, for ten years at \$2,000 a year. The buyer is an investor who has given other Manhattan property in part payment. The twenty-seven-story building was built by the St. John's Realty Company last year and until recently has been vacant. It is \$298,938 in size. The property given in part payment is said to be held at \$300,000. The entire deal involves property valued at \$700,000.

WEST END APARTMENT SITE.

At the site at which West End apartments are being taken over by apartment house builders such properties soon will be at a premium. Yesterday another, the southeast corner of West End avenue and Seventy-eighth street, just across from the Aptorpae Apartment house, was purchased by a syndicate in which George Backer and Kristen & Levy are interested and in the fall they will begin there the erection of a twelve story apartment with rooms on each floor.

The property they have acquired was owned by Minnie T. Brown. It includes two dwellings at 372 to 378 West End avenue and at 282 West Seventy-eighth street. They are five story buildings and have a combined frontage of 83.2 feet on West End avenue and 67 feet on Seventy-eighth street. The seller of the corner has been buying up the properties sold for several years, evidently expecting all the while to resell to a builder.

Freese & Lehman were the brokers in the transaction.

OTHER SALES IN MANHATTAN.

EAST 124TH STREET.—Leopold Hollinger has resold the three story and basement dwelling at 7 East 124th street, lot 208100-11, to Thomas J. O'Neill for occupancy. The house was put on auction about a month ago to John J. O'Keefe, who later resold it to Mr. Hollinger.

ST. NICHOLAS AVENUE.—Hedwig Glass is reported to have sold 783 St. Nicholas avenue, a three story and basement dwelling, lot 20858X irregular, adjoining the northwest corner of 149th street.

BUILDER BUYS BRONX BLOCK.
HORN AVENUE.—Mary E. Martin has sold the triangular shaped block, 211X145X228-1, bounded by Hoe avenue, West Farms road and 187th street. The buyer is said to be a builder who gave improved property in exchange. The seller acquired the block last week as plaintiff in a foreclosure action.

200 LOTS IN BROOKLYN SOLD.
The changes right in the Eastern Park area, comprising about 200 lots, now includes a part of the Grace tract purchased some time ago by former Senator Charles Conner, is said to have been sold to a realty company, which will improve the entire property with dwellings.

The property takes in half of the block on Fulton street between Bedford and Franklin avenues, half of the block on Franklin street between Bedford and Franklin avenues, the extant lot between Bedford and Franklin avenues and takes in the block on Carroll street between Bedford and Franklin avenues. It is located at the south of Troop C, Army, and includes part of the block between Crown street and Bedford avenue.

Horn & Co., have sold for Mary A. Clark, 23 First place, a four story and basement dwelling, on lot 208-100, for occupancy, also to F. A. Balken, a plot location, at the northeast of Second avenue and 84th street.

Kestrel Bros. have sold for Dr. W. Dillion, 26 Putnam avenue, a two story and basement dwelling, also the dwelling at 142 Decatur street for T. & B. Leslie.

West Improvement Company has sold the two plots at 90 to 102 Broadway, lot 208-100 to 209 Berry street, to the De Soto Company, a subsidiary of the Realty Association.

LONG ISLAND ESTATE SALES.

The McKnight Realty Company has sold to H. Hulka of Rockaway, a plot on Manhasset estates of Great Neck. It is the intention of the purchaser to improve the property, redevelop it, and lease it to the same purchaser.

George J. Leonard of Manhattan, a plot, 100x100, on Eighth street, Whitestone, and at Cedarhurst, to A. Taylor of Manhattan, a house of nine rooms and bath, on a plot 60x100.

BUYER FOR LONG ISLAND ESTATE.

Morris & Gerard have sold to W. L. Wilkinson of Jersey City, the Whipple property at Stony Hollow, Greenlawn, L. I. It is the intention of the purchaser to improve the place for his all year residence.

YONKERS DWELLING BUYERS.
A. K. S. Jones has sold at Yonkers for \$1,000 the frame and stucco dwelling 50x100, late to John Priesach, and to James Tracy, Jr., the adjoining plot at 100x100, late to the same purchaser.

The Buyers Business and Realty Exchange of Yonkers has sold for the Christopher G. Company the residence at the corner of Greenwood avenue and Orchard street, to Edmund J. Cronin.

H. C. BLACK BUYS AT PELHAM
The second block of Black Starr & Frost has bought from Payson Merrill, the Martin Jordan residence, the half acre plot, the corner of Bedford and Boston post roads, at Bronx, N. Y. The buildings on the property cost about \$250,000.

BANK STREET TENEMENT.

The third side of Bank street, 100x100, late to Frank and George, is to be held by a tenement house with seven apartments for twenty-nine families. It has a frontage of 50 feet and a depth of 100 feet and has been estimated at \$100,000. The Martha Building Corporation, Samuel Lipman president, the owner, Charles B. Meyers, is the manager.

CITY DWELLINGS RENTED.

The Circus Company has leased for Stephen J. Collins the dwelling at 303

West Eighteenth street to John Boyle Hart; also for the estate of Lawrence Mulry the dwelling at 38 Bedford street to Frank Denardo, and for the estate of W. Macie the dwelling at 38 Grove street to Charles E. Burnham.

EAST SIDE MOVIE LEASED.

The Ascher Amusement Company has leased for eight years at \$9,000 per annum from the Minster Realty Company the Houston Hippodrome, a two story structure at 141 to 145 East Houston street, between Eldridge and Forsyth streets. The leasing company was recently incorporated with a capital of \$100,000, and the following directors: Sidney Ascher, Jacob H. Lubin and Jay Leigh Wolf to operate motion picture enterprises.

BUSINESS PROPERTY RENTED.

Lownfeld & Pfeiffer have leased the store at 1568 Park avenue to Herman Bros. and the store and basement at 1396 Madison avenue to the Yorkville Hat Manufacturing Company and the store at 1811 Avenue A to G. Cooke for a term of years.

Leon J. Fisher has leased for William Walder Astor in the building in process of construction at 323 to 327 Fifth avenue the northern half of the third loft to Lehman & Co., leather goods, plus 513 Broadway, and to Bernard Rice's Sons, dealers in silver novelties, the southern portion of the same door. Both leases are for a term of years beginning February 1, 1914.

Isidor Kemper has leased the store at 1806 Amsterdam avenue to the Washington Market Company and the store at 1801 Amsterdam avenue to S. Mele.

CITY ECONOMY MASS MEETING.

First of a series of mass meetings by the City Economy League, under the auspices of the United Real Estate Owners Association, will be held on Monday, June 30, at New York Turn Hall, Eighty-eighth street and Lexington avenue. All taxpayers' associations will be invited to participate.

QUEENS MANOR AUCTION.

This afternoon on the premises Joseph P. Day will offer at public auction 523 lots and fourteen houses in separate parcels at Queens Manor, Queens, L. I. The property is all that remains of the development which was begun several years ago by the Read Realty Company and is located one block from the Queens station of the Long Island Railroad.

RESULTS AT AUCTION.

PUBLIC OFFERINGS YESTERDAY IN MANHATTAN.

141 1/4 VESEY STREET.—By Brooks, L. Kennedy.

157 ST. 456 E. 1/2 s. 100x100, 20x100, 2 story dwg.—D. C. Hillside, agent.

157 ST. 457 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 458 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 459 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 460 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 461 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 462 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 463 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 464 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 465 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 466 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 467 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 468 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 469 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 470 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 471 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 472 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 473 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 474 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 475 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 476 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 477 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 478 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 479 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 480 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 481 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 482 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 483 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 484 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 485 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 486 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 487 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 488 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 489 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 490 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 491 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 492 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 493 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 494 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 495 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 496 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 497 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 498 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 499 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 500 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 501 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 502 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 503 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 504 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 505 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 506 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.

157 ST. 507 E. 1/2 s. 100x100, 20x100, 2 story dwg.—Same, same atts.